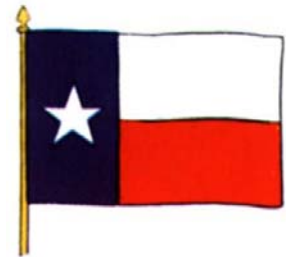


Duplex Investment Opportunity

For Sale: North Campus Duplex

5101 Martin Avenue, Austin, Texas 78751 (Mapsco 555, Grid R) - **Seller extremely motivated. Bring offers now!** Great North Campus duplex for sale! Property was constructed in 2003! Located only 2 blocks from the UT Shuttle at the NE corner of 51st Street and Martin Avenue between Lamar and Airport. Unit A amenities include: 5 bedrooms (includes a huge bedroom over the garage); 3 baths; gourmet kitchen; dining room; stained concrete floors; 2 living rooms; a 2 car garage; nice patio; fenced corner lot. Unit A is leased until 7/31/09 for \$3,100/month. Unit B amenities include: 5 bedrooms; 2 baths; gourmet kitchen with granite countertops; stained concrete floors; stainless steel appliances; game room; dining room; 2 living rooms; a 2 car garage; nice patio; fenced corner lot. Unit B is leased at \$2,200/month. Total rents are \$5,300/month. Estimated monthly taxes and insurance are \$1,730 and \$236 respectively. Estimated financing cost is \$2,636 per month based on \$417,000 loan, 6.5% rate, fixed for 30 years subject to credit approval. Call David Reed at CD Reed Mortgage for financing information. David's number is 512-924-6076. Asking price is \$790,000. Call RE Broker Mark D. Blake at 512-293-1041 to see this North Campus multi family opportunity.

The information contained herein was obtained from sources believed reliable; however Mark D. Blake makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease without notice.



For Sale—North Campus Duplex

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